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The Regional Municipality of Durham

MINUTES

PLANNING & ECONOMIC DEVELOPMENT COMMITTEE

Tuesday, November 3, 2020

A regular meeting of the Planning & Economic Development Committee was held on Tuesday, November 3, 2020 in the Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby, Ontario at 9:30 AM. Electronic participation was offered for this meeting.

1. Roll Call

Present: Councillor Ryan, Chair
Councillor Joe Neal, Vice-Chair
Councillor Highet
Councillor Kerr
Councillor Lee
Councillor Yamada
Regional Chair Henry

Also

Present: Councillor Crawford
Councillor Foster left the meeting at 10:53 AM
Councillor Wotten

Absent: Councillor Bath-Hadden

Staff

Present: E. Baxter-Trahair, Chief Administrative Officer
B. Bridgeman, Commissioner of Planning and Economic Development
S. Gill, Director, Economic Development and Tourism
C. Goodchild, Manager, Policy Planning & Special Studies
R. Inacio, Systems Support Specialist, Corporate Services – IT
S. Jibb, Manager, Economic Development, Agriculture and Rural Affairs
J. Kelly, Principal Planner
A. Luqman, Project Planner
G. Muller, Director of Planning
G. Pereira, Manager, Transportation Planning
B. Pickard, Manager, Tourism
K. Ryan, Senior Solicitor, Corporate Services – Legal Services
S. Salomone, Manager, Economic Development, Business Development and Investment
J. Severs, Manager, Economic Development, Marketing and Cluster Development
L. Trombino, Manager, Plan Implementation

T. Fraser, Committee Clerk, Corporate Services – Legislative Services

2. Declarations of Interest

There were no declarations of interest.

3. Adoption of Minutes

Moved by Councillor Lee, Seconded by Councillor Yamada,
(58) That the minutes of the regular Planning & Economic Development
Committee meeting held on Tuesday, October 6, 2020, be adopted.
CARRIED

4. Statutory Public Meetings

There were no statutory public meetings.

5. Delegations

There were no delegations to be heard.

6. Presentations

6.1 Jacquie Severs, Manager of Economic Development, Marketing and Cluster
Development, re: "Downtowns of Durham" Website – Shop Local (2020-EDT-10)

J. Severs, participating electronically, provided an overview of the Downtowns of Durham website (<https://downtownsofdurham.ca>). She advised that the key message is around the importance of shopping local and the importance of our vibrant downtown areas to the overall quality of life in Durham Region. She also advised that project partners include the Business Improvement Areas (BIAs) and area municipal economic development staff. She further advised that the website provides a single destination on the web to promote Durham Region's various downtown and main street areas and their businesses. She noted that there are currently 821 business and 13 main street areas reflected on the website.

J. Severs further advised that phase two of the project will include the addition of Pickering Nautical Village; additional content; technical improvements; enhancements for business listings; improved search engine optimization; and spaces available for lease.

J. Severs responded to questions with respect to whether the website is available from the Regional website main page; the number of visits to the website; the possibility of developing an app in the future; involvement of the Chambers of Commerce; the process for updating business information; oversight of future business updates; and the process in municipalities without a business improvement area.

With the consensus of the Committee, the order of the agenda was altered to consider Report #2020-EDT-10 at this time.

8.2 Reports

A) "Downtowns of Durham" Website – Shop Local (2020-EDT-10)

Report #2020-EDT-10 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Staff responded to questions with respect to the target audience outlined in section 5.1; whether there is a target for number of business listings; whether businesses outside the business improvement areas will be added; whether businesses in Courtice have been included; the change towards e-commerce; and the property taxes paid by small business.

Moved by Regional Chair Henry, Seconded by Councillor Kerr,
(59) That Report #2020-EDT-10 of the Commissioner of Planning and Economic Development be received for information.

CARRIED

7. **Planning**

7.1 Correspondence

A) Correspondence from C. Anne Greentree, Municipal Clerk, Municipality of Clarington, re: Support of a Ministerial Zoning Order (MZO) Changing the Zoning of 2423 Rundle Road Bowmanville

Moved by Councillor Joe Neal, Seconded by Councillor Kerr,
(60) That the correspondence from C. Anne Greentree, Municipal Clerk, Municipality of Clarington, be referred to consideration of Report #2020-P-25 of the Commissioner of Planning and Economic Development.

CARRIED

Report #2020-P-25 of the Commissioner of Planning and Economic Development was considered later in the meeting. Refer to pages 5 and 6 of these minutes.

B) Correspondence from Joan and Paul Jubb, Clarington Residents, re: Request for a Minister's Zoning Order (MZO) for 2423 Rundle Road in the Municipality of Clarington

Moved by Councillor Joe Neal, Seconded by Councillor Kerr,
(61) That the correspondence from Joan and Paul Jubb, Clarington Residents, be referred to consideration of Report #2020-P-25 of the Commissioner of Planning and Economic Development.

CARRIED

Report #2020-P-25 of the Commissioner of Planning and Economic Development was considered later in the meeting. Refer to pages 5 and 6 of these minutes.

- C) Correspondence from Janice Donnelly, Clarington Resident, re: Request for a Minister's Zoning Order (MZO) for 2423 Rundle Road in the Municipality of Clarington
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Moved by Councillor Joe Neal, Seconded by Councillor Kerr,
(62) That the correspondence from Janice Donnelly, Clarington Resident, be referred to consideration of Report #2020-P-25 of the Commissioner of Planning and Economic Development.

CARRIED

Report #2020-P-25 of the Commissioner of Planning and Economic Development was considered later in the meeting. Refer to pages 5 and 6 of these minutes.

7.2 Reports

- A) Durham Environmental Advisory Committee (DEAC) Membership Appointments (2020-P-23)
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Report #2020-P-23 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Councillor Yamada, Seconded by Councillor Highet,
(63) That we recommend to Council:

- A) That Christine Doody-Hamilton be appointed as an At-Large member to the Durham Environmental Advisory Committee and that she be so advised of her appointment; and
- B) That a copy of Report #2020-P-23 of the Commissioner of Planning and Economic Development be forwarded to the area municipalities and the Durham Environmental Advisory Committee.

CARRIED

- B) Envision Durham – Framework for a New Regional Official Plan (2020-P-24)

Report #2020-P-24 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Staff responded to questions with respect to possible mapping changes in the Municipality of Clarington and when changes would need to be brought forward to the Region for consideration; the proposed focus on results and establishing performance indicators; whether there will be annual reporting on metrics; whether next steps include authorization to retain a consultant in 2021; the

process for the amendment related to Major Transit Station Areas; and whether the Region is on track for completion by July 2022.

Moved by Councillor Lee, Seconded by Councillor Highet,
(64) That we recommend to Council:

- A) That Regional Council endorse the framework for the new Regional Official Plan as outlined in Report #2020-P-24 of the Commissioner of Planning and Economic Development; and
- B) That a copy of Report #2020-P-24 be forwarded to Durham's area municipalities, conservation authorities, the Envision Durham Interested Parties List and the Ministry of Municipal Affairs and Housing.

CARRIED

- C) Private Request for a Minister's Zoning Order to Permit a Home Hardware Building Centre in the Rural Area at the Southeast Corner of Rundle Road and Regional Highway 2 in the Municipality of Clarington (2020-P-25)

Report #2020-P-25 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Staff responded to questions with respect to the Greenlands System in the Regional Official Plan; the current zoning of the property and permitted uses; and the possibility of an employment land conversion request to redevelop the existing Bowmanville site.

Councillor Foster asked the Committee to consider defeating the recommendation in Report #2020-P-25 and to endorse the position of the Municipality of Clarington. He outlined uses permitted under the current zoning and he noted that Clarington Council wants to ensure that the appropriate studies are completed. He also advised that there is an understanding if the Bowmanville site is redeveloped that the applicant commit that 25% of the units be developed as affordable housing units. There is also a request that the Province review the lands south of Highway 2 between Highway 418 and Maple Grove Road and consider inclusion in the Greenbelt based on their contributions to the systems of agriculture, natural heritage and water resources.

A question was raised with respect to the possibility of deferring the matter until the applicant completes the necessary studies. Chair Ryan suggested that this would defeat the intent of the Clarington Council request for a Minister's Zoning Order (MZO) and he suggested that the MZO would advance the process.

B. Bridgeman advised that the resolution from the Municipality of Clarington does not indicate if the studies are to be completed before or after the MZO is enacted. He also advised that it is his understanding that an MZO cannot include such conditions.

Moved by Councillor Lee, Seconded by Councillor Highet,
(65) That we recommend to Council:

- A) That Regional Council advise the Minister of Municipal Affairs and Housing that it does not support the use of a Minister's Zoning Order to permit the establishment of a Home Hardware Building Centre in the rural area at the southeast corner of Rundle Road and Highway 2 in the Municipality of Clarington; and
- B) That a copy of Report #2020-P-25 of the Commissioner of Planning and Economic Development be forwarded to the Municipality of Clarington.

CARRIED ON THE FOLLOWING
RECORDED VOTE:

Yes

Regional Chair Henry
Councillor Highet
Councillor Kerr
Councillor Lee
Councillor Yamada

No

Councillor Joe Neal
Councillor Ryan, Chair

Members Absent: Councillor Bath-Hadden

Declarations of Interest: None

8. Economic Development

8.1 Correspondence

There were no communications to consider.

8.2 Reports

A) "Downtowns of Durham" Website – Shop Local (2020-EDT-10)

This item was considered earlier in the meeting. Refer to page 3 of these minutes.

9. Advisory Committee Resolutions

There were no advisory committee resolutions to be considered.

10. Confidential Matters

There were no confidential matters to be considered.

11. Other Business

11.1 Minister's Zoning Orders

Councillor Joe Neal inquired about the possibility of requesting the province to restrict the use of Minister's Zoning Orders (MZOs) and set out clear guidelines for when they will be considered, for example matters of significant provincial interest. He expressed his concerns with requests for MZOs and he expressed a concern that the Region will see a number of these requests in the future.

Chair Ryan suggested Councillor Joe Neal draft a motion for future consideration.

11.2 Private Request for a Minister's Zoning Order to Permit a Home Hardware Building Centre in the Rural Area at the Southeast Corner of Rundle Road and Regional Highway 2 in the Municipality of Clarington (2020-P-25)

Councillor Yamada advised that during the vote on Report #2020-P-25 earlier in the meeting he wished to support the motion passed by Clarington Council to support the use of a Minister's Zoning Order to permit the establishment of a Home Hardware Building Centre in the rural area in the Municipality of Clarington.

Chair Ryan advised that in order to support the motion passed by Clarington Council, members needed to vote against the motion presented. The Committee Clerk advised that a motion to reconsider would be required to reopen the motion on Report #2020-P-25.

12. Date of Next Meeting

The next regularly scheduled Planning & Economic Development Committee meeting will be held on Tuesday, December 1, 2020 at 9:30 AM in the Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby.

13. Adjournment

Moved by Councillor Kerr, Seconded by Councillor Lee,
(66) That the meeting be adjourned.

CARRIED

The meeting adjourned at 10:54 AM

Respectfully submitted,

D. Ryan, Chair

T. Fraser, Committee Clerk